



PLANNING COMMISSION

Meeting of July 25, 2013

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of June 13, 2013.

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 12-058 LDC Text Amendment (continued from previous meetings) Amend sections 17.04-17.08 redefine the residential zones and densities in Logan City; 17.12 redefine residential zones; 17.13 amend residential use table; 17.14 clarify general residential development standards; 17.15 clarify specific residential development standards; 17.62 definitions.

PC 13-025 1200 E. Rezone - WITHDRAWN

PC 13-032 Willow Brook Town Homes Subdivision & Design Review Permit. Rod Thompson/Robert Bair, authorized agent/owner, request to build a community of town homes with a club house, private pool and rental storage units. The 113 units will be rented and maintained by an HOA. The project will have a mix of 8-plexes, 4-plexes and 3-plexes on 10.2 acres at 550 West 1400 North in the Mixed Residential Medium (MRM) zone; TIN 04-081-0018.

PC 13-033 SA Ferrous Industries Design Review & Conditional Use Permit. Dennis Parry/Gregory Merrill, authorized agent/owner, request to construct a 3,000 SF office building and a 45,000 SF warehouse on 9.37 acres at 200 North 1900 West in the Gateway (GW) zone; TIN 05-060-0011.

PC 13-035 LDC – Gateway Zone Code Amendment. Logan City is requesting to amend the Land Development Code Use Table 17.17.030. Change outdoor storage, warehouse, freight movement and waste-related use from not permitted to be allowed by conditional use.

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PC 13-036 Steven's Henager EMD Sign Design Review. YESCO/Logan Crossroads Office LLC, authorized agent/owner, request to replace the existing EMD Monument sign with a larger one at 755 S. Main Street in the Commercial (COM) zone; TIN 02-065-0038.

PC 13-037 Darwin's Landing Design Review. Architectural Nexus/Mortensen Properties LC, authorized agent/owner, request a mixed use place with a commercial tenant on the main level, two residential units on the second floor, and one on the third floor. There will be a roof-top patio on the third level serving the residents. Parking will be located to the rear of the lot at 780 East 700 North in the Mixed Use (MU) zone; TIN 06-053-0011.

PC 13-038 1000 W 390 N Bldg Addition Design Review. Robert Lundskog/Log Enterprises LLC, authorized agent/owner, request to add 6,000 SF to the north side of the existing building, re-face and upgrade the building to match the new construction. Pave and landscape the remaining open areas to match up with UDOT SR-252 Project at 390 North 1000 West in the Commercial (COM) zone; TIN 05-085-0009.

PC 13-039 Hospital Remodel & Budge Clinic Addition Design Review, Conditional Use, Code Amendment & Zone Change. IHC, authorized agent/owner, request an amendment to the Land Development Code Section 17.30 to add a Hospital Overlay, change to the zoning map and a 60,000 SF of remodeling to the existing hospital and Budge Clinic and 4-story, 89,000 SF addition to the existing Budge Clinic. Two new entrances on the west and south sides will be created at 500 East 1400 North in the Commercial (COM) zone; TIN 05-016-0028.

IV. WORKSHOP ITEM(S) for August 8, 2013 meeting

- ✓ PC 13-040 Rooftop Investments Subdivision
- ✓ PC 13-041 Roxanne Pauni Daycare
- ✓ PC 13-042 Old Farm Subdivision

V. ADJOURNMENT